



The Salisbury Planning Board held its regular meeting Tuesday, October 13, 2009, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Dr. Mark Beymer, Maggie Blackwell, Robert Cockerl, Richard Huffman, Craig Neuhardt, Valarie Stewart, and Bill Wagoner

ABSENT: Tommy Hairston, Albert Stout, and Diane Young

STAFF: Dan Mikkelson, Preston Mitchell, Diana Moghrabi, and David Phillips

This meeting was digitally recorded for *Access 16* television by Jason Parks. Shelley Smith of the *Salisbury Post* was present.

Chairman Robert Cockerl called the meeting to order and offered an invocation. The minutes of the September 22, 2009, meeting were approved as submitted. The Planning Board adopted the agenda as submitted.

OLD BUSINESS

LDOTA 11-2009 Front Porch Provisions

Committee #3 (Bill Wagoner, Ch.; Tommy Hairston, V. Ch.; Craig Neuhardt, Mark Beymer)

At the September 22, 2009 meeting, Craig Neuhardt said he would be willing to look at this again at the committee level. He made a MOTION to refer LDOTA-11-2009 back to Planning Board Committee 3 for reconsideration of the 8-foot requirement. Bill Wagoner seconded the motion with all members voting AYE. (8-0) They met September 30, 2009. Minutes from that September 30 meeting were included in the Planning Board agenda packet. Representatives from Habitat for Humanity attended the committee meeting. Karen Alexander joined the committee meeting as well.

Staff provided the proposed ordinance amendment language in the agenda package (version 3). Staff also advertised this text amendment going to City Council October 20 at the Board's request.

Bill Wagoner reported that the committee discussed, "If a porch is to be built and used as one of the five design elements, the porch might take on a greater importance to the overall concept of the design and, therefore, might need to be a little deeper. The committee is generally concerned with the functionality of front porches."

Previous discussions suggested if you cover 35 percent of the front facade width then the porch needs to be at least 6-feet deep projecting outward. If you choose to build a front porch covering 40 percent or more of the front facade the committee recommends going to an 8-foot depth. It was agreed that it was a good idea to remove the percentage requirement.

Proposed now is a six-foot minimum depth requirement across the board except when a builder building on two or more lots chooses a front porch as one of the required five design elements. A minimum 8-foot depth and 16-foot length would be required for a porch when chosen as a design element (choosing a front porch as one of your five design elements). Use of the design elements would facilitate removal of the percentage requirement.

Maggie Blackwell suggested including the width and depth elements for townhouses. "Why don't we include it in the design elements for townhomes so there is never a question?" (Page 5-12) The six-foot minimum depth requirement and two times the depth equals the width requirement (minimum 12 feet) would apply to townhomes.

Bill Wagoner added, "The width of the porch from side to side which includes the width of the front door would be 2xs the depth." Preston restated it saying (Page 5-10, 5.8.B.1), "If constructed, a front porch shall project at least six feet under roof from the exterior wall of the house and the width shall extend a minimum of two times the depth." That would be replicated on page 5-12 5.9.New A.2, as well as page 5-11, 5.8.D.4.

Dick Huffman recommended removing "on all elevations" on page 5-13.C.2. (House Type and Townhouse type) Preston walked the Planning Board through the other changes in the language. He will strike the phrase "on all elevations" within the paragraph of 5.8.D, Design Element Provisions for a house type on page 5.11, and then the phrase "on all elevations" from the paragraph of 5.9.New C on page 5-13.

All other changes submitted by staff will remain intact.

Karen Alexander suggested changes and agreed to, "In all developments of two or more lots, detail design shall be provided by using at least five of the following architectural features as appropriate." Design elements will have to be addressed in a separate review and text amendment.

At the committee meeting Craig Neuhardt stated that, "The committee will recommend to Planning Board a citywide 6-foot minimum depth with a width/length of 2xs the minimum depth (12 feet) unless used as a design element; then, it goes to 8-foot depth with 2xs the minimum depth (16 feet) for width/length." Since there have been many other recommendations during today's conversation (10/13/09), he rescinded his earlier recommendation from the committee meeting.

Bill Wagoner made a motion to adopt version three of LDO 5.8 and 5.9 revisions with the elements of discussion we just made and to be taken from recordings of this meeting. "The Planning Board finds and determines that **LDOTA 11-2009 Front Porch Provisions** is

consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive plan and hereby recommends approval.” Karen Alexander seconded the motion.

Dick Huffman said he was not comfortable voting to approve the recommendations made today without seeing it in writing again. He would prefer to see version four at the next meeting and voting at that time.

Karen Alexander, Dr. Mark Beymer, Robert Cockerl, Craig Neuhardt, Valarie Stewart, and Bill Wagoner voted AYE; Richard Huffman and Maggie Blackwell voted NAY. The motion passed (6-2) to approve the recommendations for **LDOTA 11-2009 Front Porch Provisions** and forward to City Council October 20 at 4 p.m. in the Council Chamber.

COMMITTEES

LDOTA-10-2009: Citywide Sidewalk Requirements

Committee #1 (Diane Young, Ch; Karen Alexander, V. Ch; Robert Cockerl) Meets the second and fourth Wednesday at 3 p.m. at City Hall.

Comprehensive Bicycle Plan Review

Committee #2 (Maggie Blackwell, Ch; Richard Huffman, V. Ch; Valarie Stewart; Albert Stout) continues to meet.

OTHER BOARD BUSINESS

The next Planning Board meeting will be October 27, 2009.

There being no further business to come before the Planning Board the meeting was adjourned at 4:50 p.m.

Robert Cockerl, Chair

Diana Moghrabi, Secretary